

EVANS REDEVELOPMENT AGENCY

AGENDA

Regular Meeting

October 6, 2015

Immediately Following City Council Meeting

Evans Redevelopment Agency meeting packets are prepared several days prior to the meetings. This information is reviewed and studied by the Agency members, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. An informational packet is available for public inspection on our website at www.cityofevans.org and posted immediately on the bulletin board adjacent to the Council Chambers.

1. CALL TO ORDER

2. ROLL CALL

Chair:	John Morris
Vice-Chair:	Jay Schaffer
Commissioners:	Laura Brown
	Mark Clark
	Sherri Finn
	Lance Homann
	Brian Rudy

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

A. Approval of Minutes of December 16, 2014

5. NEW BUSINESS

A. Resolution No. ERA-001-2015 – Designation of Public Place for the Posting of Notices of Public Meetings

B. Public Hearing – Resolution No. ERA-002-2015 – 2016 Budget Adoption

C. Resolution No. ERA-003-2015 – Adopting an Amended Project Description For the 31/85 Intersection Project

6. ADJOURNMENT

ERA COMMUNICATION

DATE: October 6, 2015
AGENDA ITEM: 4.A
SUBJECT: Approval of Minutes
PRESENTED BY: Evans City Clerk

AGENDA ITEM DESCRIPTION:

Approval of ERA minutes from December 16, 2014.

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

N/A

SUGGESTED MOTIONS:

"Mr. Chairman, I move to approve the Consent Agenda as presented."

OR

"Mr. Chairman, I move to approve the minutes as presented."

Evans Redevelopment Agency
Minutes
December 16, 2014

CALL TO ORDER

Chairman Morris called the meeting to order at 9:25 p.m.

ROLL CALL

Present: Chairman Morris, Vice-Chair Schaffer, Commissioners Brown, Finn, and Rudy

Absent: Commissioners Clark and Homann

APPROVAL OF AGENDA

Vice-Chair Schaffer made the motion, seconded by Commissioner Brown, to approve the agenda. The motion passed with all voting in favor thereof.

CONSENT AGENDA

A. Approval of Minutes of November 4, 2014

Vice-Chair Schaffer made the motion, seconded by Commissioner Rudy, to approve the consent agenda. The motion passed with all voting in favor thereof.

NEW BUSINESS

There was no new business.

REPORTS

There was nothing new to report.

EXECUTIVE SESSION

A. For the purpose of discussing matters that may be subject to negotiations under Section C.R.S. 24-6-402(4)(e).

Vice-Chair Schaffer, made the motion, seconded by Commissioner Rudy, to adjourn into executive session for the purpose of discussing matters that may be subject to negotiations under Section C.R.S. 24-6-402(4)(e).
The motion passed with all voting in favor thereof.

The Evans Redevelopment Agency adjourned into executive session at 9:27 p.m.

The executive session concluded at 9:46 p.m.

ADJOURNMENT

The meeting adjourned at 9:47 p.m.



Raegan Robb, City Clerk

ERA COMMUNICATION

DATE: October 6, 2015

AGENDA ITEM: 5.A

SUBJECT: Resolution No. ERA 001-2015 - Designation of Public Place for the Posting of Notices of Public Meetings

PRESENTED BY: Sheryl Trent, Executive Director

AGENDA ITEM DESCRIPTION:

This Resolution fulfills an annual requirement, pursuant to C.R.S. § 24-6-402(2)(c), to designate a location for notices of all public meetings, which must be posted a minimum of 24 hours prior to the meeting. This resolution designates the bulletin board at the entrance to the City Council Chambers and the City's website (www.evancolorado.gov) as the public posting place for the Evans Redevelopment Agency.

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

Staff recommends adoption of the resolution.

SUGGESTED MOTIONS:

"I move to adopt Resolution No. ERA 001-2015."

"I move to deny the adoption of Resolution No. ERA 001-2015."

EVANS REDEVELOPMENT AGENCY

RESOLUTION NO. ERA 001-2015

**A RESOLUTION DESIGNATING PUBLIC PLACING FOR THE POSTING OF
NOTICE OF MEETINGS OF THE EVANS REDEVELOPMENT AGENCY**

WHEREAS, C.R.S. § 24-6-402(2)(c) requires local public bodies, including the Evans Redevelopment Agency, to annually designate a public place or places to post notice of meetings in compliance with the Colorado Sunshine Law, Article 6 of Title 24, C.R.S.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Evans Redevelopment Agency that:

Section 1. The following locations are hereby designated as the official places for posting notice of public meetings of the Evans Redevelopment Agency:

1. The bulletin board in the lobby area of City Hall, 1100 37th Street, Evans, Colorado.
2. The City's website at www.evanscolorado.gov.

Section 2. This Resolution shall become effective immediately upon adoption and shall be repealed upon the adoption of any subsequent resolution designating public places for posting unless such subsequent resolution otherwise provides.

INTRODUCED, READ AND ADOPTED this 6th day of October, 2015.

John Morris
Chair

ATTEST:

Sheryl Trent
Secretary/Executive Director

EVANS REDEVELOPMENT AGENCY COMMUNICATION

DATE: October 6, 2015

AGENDA ITEM: 5.B

SUBJECT: Resolution No. ERA-002-2015 - 2016 Budget Adoption

PRESENTED BY: Jessica Gonifas, CPA, Deputy City Manager

AGENDA ITEM DESCRIPTION:

The Evans Redevelopment Agency Board, by resolution, shall adopt an annual budget and shall make annual appropriations pursuant to procedures outlined by State law. The revenues, expenditures, and transfers have been previously reviewed by the Commission.

Resolution No. ERA-002-2015 adopts the annual budget.

FINANCIAL SUMMARY:

The proposed 2016 budget resolution is attached along with the updated Long Range Plan. You will notice only prior and current years are included in the long range plans, no projections for future years. Due to the nature of the limited scope of ERA business, it does not lend itself to long term planning because the project horizon is usually less than one year.

The sources of funding for the ERA 2016 budget include a transfer from the City in the form of a loan and rental income. Due to prior year savings, the loan from the City is less than the budgeted expenditures.

Details of all financial items are available for Council or Citizens upon request from the Finance Department by contacting Jessica Gonifas at 970-475-1106 or jgonifas@evanscolorado.gov.

RECOMMENDATION: Staff recommends adoption of the resolution.

SUGGESTED MOTIONS:

I move to adopt Resolution No. ERA-002-2015.

I move to deny adoption of Resolution No. ERA-002-2015.

I move to adopt Resolution No. ERA-002-2015 as amended.

EVANS REDEVELOPMENT AGENCY

RESOLUTION NO. ERA-002-2015

**A RESOLUTION ADOPTING A BUDGET FOR THE EVANS
REDEVELOPMENT AGENCY, FOR THE CALENDAR YEAR
BEGINNING THE 1ST DAY OF JANUARY, 2016 AND ENDING ON THE
LAST DAY OF DECEMBER, 2016**

WHEREAS, the Evans Redevelopment Agency (the “Agency”) is a public body corporate and politic, and has been duly created, organized, established and authorized by the City of Evans, Colorado (the “City”) to transact business and exercise its powers as an urban renewal Agency, all under and pursuant to the Colorado Urban Renewal Law, constituting Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended (the “Act”); and

WHEREAS, the Executive Director has submitted a proposed 2016 budget to the governing body on October 6, 2015 for its consideration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE EVANS REDEVELOPMENT AGENCY, COLORADO:

Section 1. That estimated revenues and transfers in for 2016 for each fund are as follows:
General Fund \$504,792

Section 2. That estimated expenditures and transfers out for 2016 for each fund are as follows:
General Fund \$358,710

Section 3. That the 2016 Budget hereby approved and adopted shall be signed by the Chair of the Evans Redevelopment Agency, and made a part of the public records of the Evans Redevelopment Agency.

PASSED AND ADOPTED, SIGNED AND APPROVED, THE 6th DAY OF OCTOBER, 2015.

ATTEST:

EVANS REDEVELOPMENT AGENCY

Secretary/Executive Director

By:_____
John Morris, Chair

**Evans Redevelopment Agency
General Fund Long Range Financial Plan**

	2012 Actual	2013 Actual	2014 Actual	2015 Budget	2015 Projected	2016 Budget	2017 Projected	2018 Projected
Beginning Fund Balance	-	-	952,532	103,919	103,919	83,919	230,000	230,000
Revenues:								
Loan from City of Evans	1,373,250	1,212,808	1,684,114	408,710	-	274,792	-	-
Miscellaneous Revenue	-	20,036	92,690	230,000	200,000	230,000		
Total revenues	1,373,250	1,232,844	1,776,804	638,710	200,000	504,792	-	-
Expenditures:								
Personnel	34,648	27,910	5,144	89,210	20,000	89,210	-	-
Supplies & Services	136,369	241,632	288,338	319,500	200,000	269,500	-	-
Capital	1,202,233	10,770	2,331,935	-	-	-	-	-
Total Expenditures	1,373,250	280,312	2,625,417	408,710	220,000	358,710	-	-
Excess Revenue Over (under) Expenditures	-	952,532	(848,613)	230,000	(20,000)	146,081	-	-
Ending Fund Balance	-	952,532	103,919	333,919	83,919	230,000	230,000	230,000
CT	-	952,532	103,919					

<i>Loan from City Balance</i>	<i>1,373,250</i>	<i>2,586,058</i>	<i>4,270,172</i>	<i>4,678,882</i>	<i>4,270,172</i>	<i>4,544,963</i>
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Line Item Budget		
Evans Redevelopment Agency	Account codes	2016
Personnel		89,210.36
Office Supplies	8220	\$ 5,000.00
		\$ 5,000.00
Professional and Technical Services	8320	\$ 261,500.00
Retail Consultants		\$ 41,000.00
Finance Consultants		\$ 30,000.00
Legal		\$ 50,000.00
Planning		\$ 50,000.00
Title Work		\$ 500.00
Public Relations/Marketing		\$ 40,000.00
Property Taxes		\$ 10,000.00
Demographic Updates		\$ 5,000.00
Architecture		\$ 25,000.00
Property Management		\$ 10,000.00
Transportation and Training	8360	\$ 3,000.00
ICSC		\$ 3,000.00
Capital Acquisition		\$ -
Land Purchases	118380008670	
TOTAL PERSONNEL		\$ 89,210.36
TOTAL SUPPLIES AND SERVICES		\$ 269,500.00
TOTAL CAPITAL		\$ -
TOTAL BUDGET		\$ 358,710.36

EVANS REDEVELOPMENT AGENCY COMMUNICATION

DATE: October 6, 2015

AGENDA ITEM: 5.C

SUBJECT: Resolution No. ERA-003-2015, Adopting an Amended Project Description for the 31/85 Intersection Project

PRESENTED BY: Malcolm Murray, ERA Attorney
Sheryl Trent, Executive Director

PROJECT DESCRIPTION

In 2011 the City Council authorized a retail strategy to be completed, and the City of Evans and the Evans Redevelopment Agency (ERA) are moving forward in the implementation of that strategy. The City and ERA approved an Urban Renewal Plan for the Highway 85 Corridor in January of 2013. In February of 2014 a Highway 85 Corridor Master Plan was adopted by the City Council and an updated zoning ordinance and Section 19.62 of the Evans Municipal Code were also approved later in 2014.

In August of 2014 the first Project Description for the proposed redevelopment project at the Junction at Evans was approved by the Evans Redevelopment Agency (see Exhibit A attached to resolution). The purpose of the Project Description is to facilitate development of commercial properties in compliance with the Highway 85 Corridor Master Plan and Section 19.62 of the code including property acquisition, demolition, and redevelopment for uses compatible with the Master Plan, the adopted Zoning Map, and Section 19.62.

Due to new legislation passed in 2015, an amendment to that Project Description is being recommended for approval. The new project description (please see Exhibit B attached to resolution) is a general guideline for the overall scope of the project, with a specific area of land (see attached map) proposed for the project that also lists some specific types of redevelopment projects in the Area. This project description in no way binds the City of Evans or the ERA to any specific type of development, but it does give guidelines as to the type and nature of the development desired at that location.

The amended Project Description was updated with additional activities that could be undertaken within the Plan Area. Examples of other activities that could be undertaken within the Plan Area would include streetscape, redevelopment of intersections, improvement of irrigation lines, additional turn lanes on Highway 85 or connecting roads, frontage road improvements, pedestrian

access, trails, landscaping, drainage and retention ponds, lighting, signage, right of way acquisition, construction of new access points, roundabouts, public park amenities, public space, recreational amenities, public art, open space, fencing, walls,

BACKGROUND

Once the ERA adopts the amended project description, staff will post the description on the website for public information. If any private development firms or developers would be interested in the project they will be able to contact the City.

CORE PRIORITY



FINANCIAL IMPACT

There is no financial impact as a result of this resolution.

STAFF RECOMMENDATION

Staff recommends that the Evans Redevelopment Agency adopt Resolution No. ERA-003-2015.

RECOMMENDED EVANS REDEVELOPMENT AGENCY MOTION

“I move to adopt Resolution No. ERA-003-2015 as presented.”

“I move to deny Resolution No. ERA-003-2015.”

“I move to adopt Resolution No. ERA-003-2015 with the following changes.....”

EVANS REDEVELOPMENT AGENCY

RESOLUTION NO. ERA-003-2015

**A RESOLUTION ADOPTING AN AMENDED PROJECT
DESCRIPTION FOR THE 31/85 PROJECT**

WHEREAS, the City of Evans established the Urban Renewal Authority (known as the Evans Redevelopment Agency) in 2009; and

WHEREAS, THE City of Evans adopted the Urban Renewal Plan known as the Highway 85 Corridor Plan in early 2013; and

WHEREAS, the Highway 85 Corridor Master Plan was adopted in 2014 and addresses the redevelopment and land uses along Highway 85; and

WHEREAS, the Project Description for the 31/85 Intersection Project was adopted in August of 2014 and is attached as Exhibit A; and

WHEREAS, in order to address the numerous redevelopment opportunities an amended Project Description has been prepared and is attached as Exhibit B; and

WHEREAS, the project description accurately describes the intent of the Evans Redevelopment Agency with regard to that area of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE EVANS REDEVELOPMENT AGENCY:

Section 1. That this Resolution adopts the project description for the 31/85 Project and authorizes the Executive Director to release the Request for Proposals for the project.

Section 2. This Resolution becomes effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED, THE 6th DAY OF OCTOBER, 2015.

ATTEST:

EVANS REDEVELOPMENT AGENCY

Sheryl Trent, Executive Director

By:_____
John Morris, Chair

Exhibit A

Evans Highway 85 Corridor Urban Reinvestment Project 31/85 Project Description

HISTORY

In early 2014, the Council approved the *Highway 85 Corridor Master Plan*, which is the City Council's long range vision and implementation strategy for the Highway 85 Corridor area. This plan, along with the Comprehensive Plan, identifies the Highway 85 Corridor area as the most viable redevelopment option within the City of Evans. The City of Evans City Council adopted an urban renewal plan for the 335 acre Highway 85 Urban Renewal Area in January of 2013. The Urban Renewal Plan is intended to provide necessary tools for the Evans Redevelopment Agency (ERA) to assist the City in accomplishing the goals of the *Highway 85 Master Plan*. The urban renewal plan contemplates a wide mix of uses, including a large welcome center, a park and ride, an integration of residential development of varying densities with office, major commercial retail, entertainment and lodging uses.

The role of the Evans Redevelopment Agency is to undertake specific redevelopment projects which will be a catalyst in stimulating the revitalization of the Highway 85 Corridor.

INTRODUCTION TO THE PROJECT

The 31/85 Urban Reinvestment Project ("31/85 Project") encompasses 93 acres, generally bounded by Union Pacific Railroad on the east, the Evans Ditch, 31st Street, and Southgate development property lines on the west, Southgate and additional property lines to the north and 35th Street to south (please see Exhibit A for map). Originally developed in the mid 1970's when Highway 85 began to be a major transportation corridor, it has steadily declined due to lack of reinvestment. The majority of businesses and buildings in the Corridor are now physically and economically obsolete.

It is the City of Evans and the Evans Redevelopment Agency's goal to develop a new retail center of regional scope focused on all four quadrants of the 31st Street/Highway 85 intersection. The project will include a mix of commercial uses including major retail, grocery, hotel/motel and cultural uses along with a strong smaller retail component. Through the involvement of the ERA, new commercial development will accomplish the goals of the *Highway 85 Corridor Master Plan* through coordinated and complementary uses and a consistent design philosophy. The 31/85 Project is intended to be a sustainable place, one that mixes uses, creates anchor stores where appropriate, capitalizes on and encourages a range of transportation, creates a strong pedestrian-friendly block layout, and will stand the test of time.

DESIGN APPROACH

The 31/85 Project will be based on an "urban rustic" type development form so as to encourage the best of urban development principles, while allowing for a certain amount of creative injection from the design community. This includes the introduction of vertical mixed use

development as appropriate within the project. The ERA seeks to create new retail opportunities with community gathering spaces; a unique place that incorporates the best of urban design with our unique culture in mind. The ERA will require that the quality of the built form meet the highest expectations for landscape, architecture, and the creation of public amenity space for the residents of the City to enjoy.

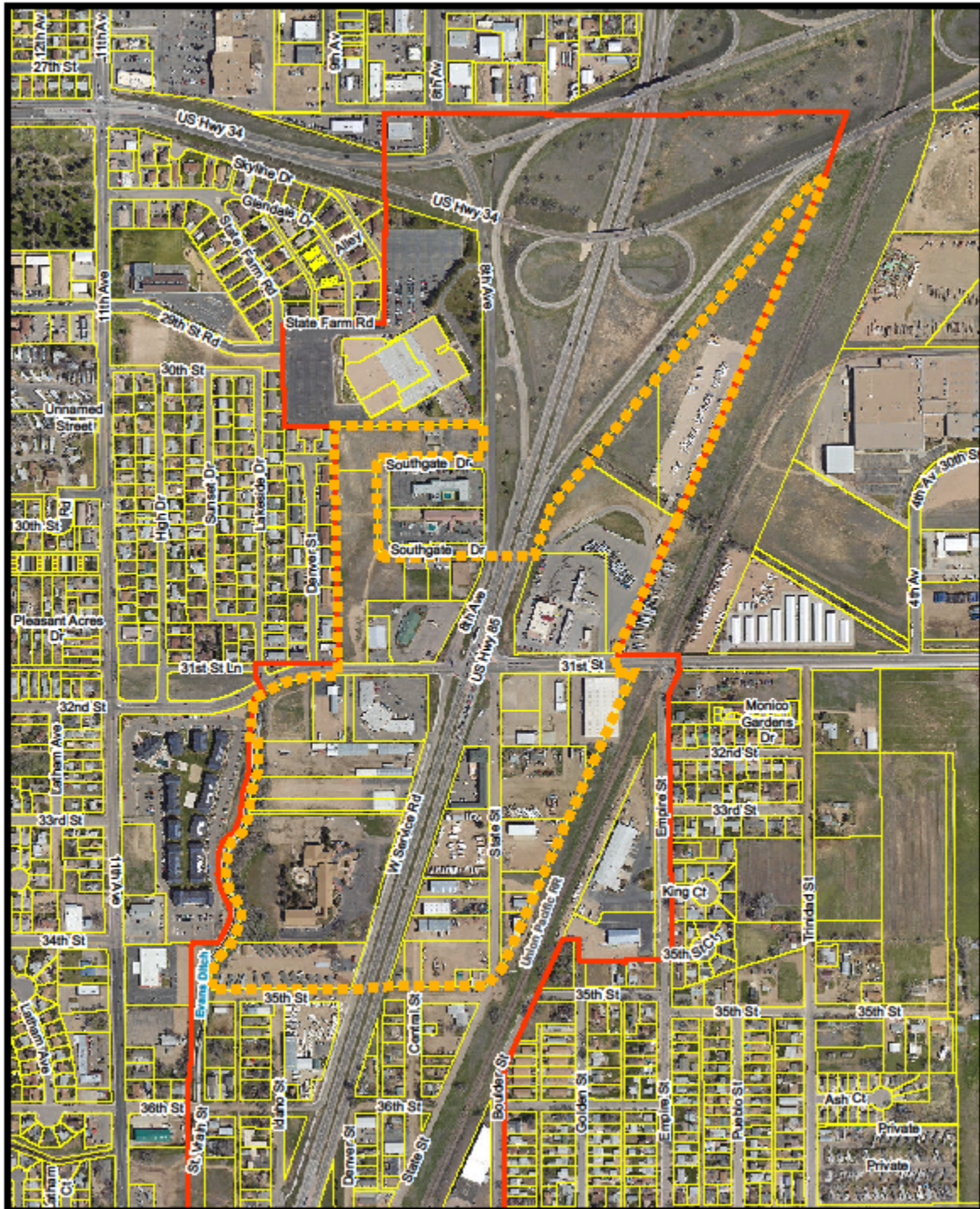
USES

New retail uses should include both those that draw from large regional trade areas as well as smaller compact neighborhood retail tailored to the needs of the Evans community. A minimum of two anchor type retailers should be incorporated into the project to stabilize the area and to help draw other retail uses to the project. These anchor retailers should complement one another as well as act as a draw supporting retail, service, and lodging uses

INTEGRATION INTO THE COMMUNITY

The ERA strives to blend this project into the overall fabric of the community, and any part (or the whole) of this redevelopment effort should not feel divorced from the remainder of the community. It should not be "stand alone" development project. It should stimulate other development in the Highway 85 Corridor and set a standard of quality for future developments within the Corridor.

PROJECT AREA MAP



Project Description for 85/31 Site



85/31 Project Boundaries



US85 URA



EXHIBIT B

Evans Highway 85 Corridor Urban Reinvestment Project The 31/85 Project Description

HISTORY

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It is the City of Evans and the Evans Redevelopment Agency's goal to develop a new retail center of regional scope focused on all four quadrants of the 31st Street/Highway 85 intersection. The project will include a mix of commercial uses including major retail, grocery, hotel/motel and cultural uses along with a strong smaller retail component such as convenience stores, quick serve restaurants, fast good restaurants, and gas stations.

Through the involvement of the ERA, new commercial development will accomplish the goals of the *Highway 85 Corridor Master Plan* through coordinated and complementary uses and a consistent design philosophy. The 31/85 Project is intended to be a sustainable place, one that mixes uses, creates anchor stores where appropriate,

capitalizes on and encourages a range of transportation, creates a strong pedestrian-friendly block layout, and will stand the test of time.

DESIGN APPROACH

The 31/85 Project will be based on an “urban rustic” type development form so as to encourage the best of urban development principles, while allowing for a certain amount of creative injection from the design community. This includes the introduction of vertical mixed use development as appropriate within the project. The ERA seeks to create new retail opportunities with community gathering spaces; a unique place that incorporates the best of urban design with our unique culture in mind. The ERA will require that the quality of the built form meet the highest expectations for landscape, architecture, and the creation of public amenity space for the residents of the City to enjoy.

Examples of other activities that could be undertaken within the Plan Area would include streetscape, redevelopment of intersections, improvement of irrigation lines, additional turn lanes on Highway 85 or connecting roads, frontage road improvements, pedestrian access, trails, landscaping, drainage and retention ponds, lighting, signage, right of way acquisition, construction of new access points, roundabouts, public park amenities, public space, recreational amenities, public art, open space, fencing, walls, and improvements to address the urban rustic qualities envisioned by redevelopment.

USES

New retail uses should include both those that draw from large regional trade areas as well as smaller compact neighborhood retail tailored to the needs of the Evans community. A minimum of two anchor type retailers should be incorporated into the project to stabilize the area and to help draw other retail uses to the project. These anchor retailers should complement one another as well as act as a draw supporting retail, service, and lodging uses

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Amended October 6, 2015 by Resolution ERA-002-2015

PROJECT AREA MAP



Project Description for 85/31 Site



85/31 Project Boundaries



US85 URA

